



"The City With a Heart"

Jim Ruane, City of San Bruno
Connie Jackson, City of San Bruno
Peggy Jensen, County of San Mateo
Julie Baigent, County of San Mateo
Barbara Christensen, San Mateo Community College District
Dr. Lawrence Cappel, PhD, Peninsula Health Care District
Elizabeth McManus, San Mateo Union High School District

**OVERSIGHT BOARD TO THE SAN BRUNO SUCCESSOR AGENCY
REGULAR MEETING**

AGENDA

May 5, 2014

8:00 a.m.

Meeting location: City Hall, 567 El Camino Real, Conference Room 115, San Bruno

The Oversight Board to the Successor Agency for the San Bruno Redevelopment Agency (Oversight Board) meetings are conducted in accordance with Roberts Rules of Order. You may address any agenda item by standing at the microphone until recognized by the Chair. All regular Oversight Board meetings are recorded. You may listen to recordings in the City Clerk's Office. In compliance with the Americans with Disabilities Act, individuals requiring reasonable accommodation for this meeting should notify us 48 hours prior to meeting. Notices, agendas, and records for or otherwise distributed to the public at a meeting of the Oversight Board will be made available in appropriate alternative formats upon request by any person with a disability. Please make all requests to accommodate your disability to the City Clerk's Office 650-616-7058.

- 1. CALL TO ORDER/ROLL CALL:**
- 2. REVIEW OF AGENDA:**
- 3. APPROVAL OF MINUTES:** Oversight Board to the San Bruno Successor Agency Special Meeting Minutes of October 15, 2013 and Regular Meeting Minutes of February 3, 2014.
- 4. PUBLIC COMMENT:**
- 5. CONDUCT OF BUSINESS:**
 - a. Receive Report from Legal Counsel to Oversight Board and Adopt Resolution Authorizing Transfer of San Mateo Avenue Property Pursuant to Approved Long-Range Property Management Plan.
 - b. Discussion on Future Oversight Board Regular Meeting Schedule.

6. ADJOURNMENT:

The next Oversight Board Meeting will be held on (date to be determined) at 8:00 a.m. at San Bruno City Hall, 567 El Camino Real, Room 115, San Bruno, CA

7. FUTURE AGENDA TOPICS:

Recognized Obligation Payment Schedule (ROPS 14-15B), September 2014.



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**OVERSIGHT BOARD TO THE SAN BRUNO SUCCESSOR AGENCY
SPECIAL MEETING
MINUTES
October 15, 2013
8:00 a.m.**

1. CALL TO ORDER: THIS IS TO CERTIFY THAT the Oversight Board to the San Bruno Successor Agency met on October 15, 2013 at San Bruno City Hall, 567 El Camino Real, Conference Room 115, San Bruno, CA. The meeting was called to order at 8:04 a.m.

ROLL CALL: Presiding was Chair Peggy Jensen, County of San Mateo; Julia Baigent, County Appointed Public Member; Barbara Christensen, San Mateo Community College District; Elizabeth McManus, San Mateo Union High School District; Dr. Lawrence Cappel, PHD, Peninsula Health Care District and participating via teleconference were Vice Chair Jim Ruane, San Bruno Mayor and Connie Jackson, San Bruno City Manager from the New York Hilton Midtown, 1335 Avenue of the Americas, New York, NY 10019. Recording by San Bruno City Clerk Bonner.

2. REVIEW OF AGENDA: No changes.

3. APPROVAL OF MINUTES: Oversight Board to the San Bruno Successor Agency Special Meeting Minutes of September 17, 2013, approved as submitted. Julia Baigent said on Page 2, second to the last paragraph, where it says has not been marked for these uses, should read marketed.

4. PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA: None.

5. CONDUCT OF BUSINESS:

Receive Report on Proposed Amendment to the Long Range Property Management Plan Approved by the Oversight Board on September 17, 2013.

Attorney Labadie said he had been given direction to work with the attorney to come up with the Board's intent that there be restrictions established to ensure that the pocket park remains for public park and related uses. He said he prepared a memorandum that describes the legal framework. Essentially, the Courts have upheld the restrictions that limit the use of property to park or other similar purposes. He said the sale of property which is dedicated for

park purposes has to go through some strict procedural hoops involving an election and approval by the voters to allow the property to be converted to non-park uses. There are also requirements offered for sale for affordable housing and park purposes. He said the primary legal constraint would be the deed restrictions. He recommended the Board proceed forward with approval of the long-range property management plan but include a provision in either the approving resolution or the plan itself stating that the approval is subject to the condition that although the property can be conveyed to the City for governmental purposes that there would be at the time of transfer a deed restriction included in the transfer documents limiting the future use of the property to parks and related purposes as permitted under the current general and transit corridor plans adopted by the City of San Bruno.

Labadie further stated there was some discussion about the possibility of establishing a mechanism that if the property were ever sold, the proceeds would go back to the tax entities. He said if that were to be done he suggested an agreement between the City and the successor agency.

Julia Baigent asked about a general plan amendment so this is designated only public park use. **Labadie** said that could be done as well.

City Manager Jackson said she believed this would need to be deferred to staff if it is not an issue that requires immediate response.

Housing Manager Sullivan said the general plan and zoning are different but he said the zoning should be looked into since the City is currently doing a zone code update. **Labadie** said legally the zoning has to be amended to be consistent with the plan. He said the question for the Board is whether they want the property transferred until that zoning change process is completed.

Chair Jensen asked if there was a major project to be built in downtown San Bruno, mixed-use, what happens with that parcel if it becomes a key component of the project. **Labadie** said it would be an impediment to conversion to other uses but given the wording, as reflected in the general plan and the transit corridor plan, it could be open space incorporated into a development. **Chair Jensen** wanted to be sure if the property were sold the proceeds would go back to the entities. **Labadie** said title could show this provision but it would only come into play if the City decided to use it for some non-park purpose. **Lawrence Cappel** was in agreement. Discussion took place among the Board members regarding the property.

M/S Baigent/ made a motion that the Board approve transfer of the property to the City with a deed restriction that it be used for public park/public open space/public plaza or other lawful uses and that the City can remove the restriction by paying back to the taxing agencies prorata, \$450,000. with a CPI escalation Bay Area. **Labadie** said the appraised value would be the current value of \$450,000. and the first motion died for lack of a second.

M/S Christensen/Cappel made a motion that the Board approve transfer of the property to the City with a deed restriction that it be used for public park/public open space/public plaza or other lawful uses *incident thereto* and that there be a restricted covenant that includes the provision, if the City wants to list the restricted covenant, the taxing entities are paid the fair market value of the property at that time. **Baigent** questioned whether the fair market value was based on what it is used for now which is the value it was appraised at today. It was concluded fair market value as it was set; however, no agreement was made on the motion.

Discussion took place among the Board members regarding the property.

Labadie asked City Manager Jackson if the City had an interest in purchasing the property currently. **Jackson** said she believed the City's interest would be that it would revert to the City under the transfer of AB26.

Labadie said he had suggested a simple deed restriction that limits the property to park space.

Labadie repeated the motion for clarity. To approve the resolution, the Oversight Board approving the long range property management plan as submitted with the condition that at the time the property is transferred the deed would contain a restriction on future uses of the property to public park/public open space/public plaza and other lawful uses *incident thereto* and that there would be a second provision in the deed providing that the limitation to park uses could be removed if the City at the time it transfers property from non-park uses pays to the taxing entities fair market value at the time of sale or transfer.

A roll-call vote took place: **Jensen**, no; **Cappel**, yes; **Christensen**, yes; **Baigent**, no; **McManus**, yes; **Jackson**, yes; **Ruane**, yes. Five votes for it, two against.

Labadie said he would craft the appropriate language, run it by the Chair and then see if the State was ok with it and if they were, at the time of the transfer he would bring back the deed for the Board's review and consideration.

6. ADJOURNMENT:

Chair Jensen closed the meeting at 8:53 a.m. The next scheduled Oversight Board Meeting on November 4, 2013 at 8:00 a.m. is cancelled. It was concluded the next meeting would be on February 3 to approve the Recognized Obligation Payment Schedule 14-15A at 8:00 a.m. in the morning at San Bruno's City Hall, 567 El Camino Real, San Bruno, CA.

Respectfully submitted for approval
at the Oversight Board Meeting of
February 3, 2014/May 5, 2014

Carol Bonner, Secretary

Peggy Jensen, Chair



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OVERSIGHT BOARD TO THE SAN BRUNO SUCCESSOR AGENCY

REGULAR MEETING

MINUTES

February 3, 2014

8:00 a.m.

1. CALL TO ORDER: THIS IS TO CERTIFY THAT the Oversight Board to the San Bruno Successor Agency met on February 3, 2014 at San Bruno City Hall, 567 El Camino Real, Conference Room 115, San Bruno, CA. The meeting was called to order at 8:08 a.m.

ROLL CALL: Presiding was Chair Peggy Jensen, County of San Mateo; Vice Chair Jim Ruane, San Bruno Mayor; Julia Baigent, County Appointed Public Member; Barbara Christensen, San Mateo Community College District, Connie Jackson, San Bruno City Manager; Dr. Lawrence Cappel, PHD, Peninsula Health Care District; Elizabeth McManus, San Mateo Union High School District was excused with notice. Recording by San Bruno City Clerk Bonner.

2. REVIEW OF AGENDA: No changes.

Julia Baigent asked that under Future Agenda Topics, Attorney Labadie bring back the appropriate language for the deed of the pocket park.

3. APPROVAL OF MINUTES: Oversight Board to the San Bruno Successor Agency Special Meeting Minutes of October 15, 2013. **Julia Baigent** pointed out three discrepancies in the minutes: one is at the bottom of Page 2 where on being a park of fair market valued based should be removed and on Page 2 and Page 3, under the motion language, lawful uses followed by incident thereto.

4. PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA: None.

5. CONDUCT OF BUSINESS:

Receive Report and Adopt Resolution Approving the Recognized Obligation Payment Schedule (ROPS 14-15A) and Successor Agency Administrative Budget for the Period July 1, 2014 through December 31, 2014.

Interim Finance Director O'Leary gave an overview of the staff report and asked for questions.

M/S Christensen/Baigent to approve the resolution approving the ROPS and passed with a unanimous vote, Elizabeth McManus excused with notice.

6. ADJOURNMENT:

Chair Jensen closed the meeting at 8:24 a.m. It was decided to cancel the next Oversight Board Meeting to be held on March 3, 2014. The next Oversight Board Meeting will be held on April 7 at 8:00 a.m. at San Bruno City Hall, 567 El Camino Real, Room 115, San Bruno, CA. Discussion also took place regarding only have two meetings a year, once the appropriate language is brought pack for the pocket park.

7. FUTURE AGENDA TOPICS:

Recognized Obligation Payment Schedule (ROPS 14-15B), September 2014.

Respectfully submitted for approval
at the Oversight Board Meeting of
May 5, 2014

Carol Bonner, Secretary

Peggy Jensen, Chair

Memorandum

TO: San Bruno Oversight Board Members

FROM: Craig Labadie, Legal Counsel to Oversight Board

DATE: April 30, 2014

RE: Approve Resolution Authorizing Transfer of San Mateo Avenue Property Pursuant to Approved Long-Range Property Management Plan

At its meeting on September 17, 2013, the Oversight Board tentatively adopted Resolution No. 2013-06 approving the Long-Range Property Management Plan which generally authorized transfer of the property located at 470 San Mateo Avenue to the City of San Bruno for public park and related uses. The Oversight Board further directed me to work with Successor Agency staff to craft more specific language for inclusion in the LRPMP to ensure that it remains a public park, but provide that if it is later sold by the City for another use the proceeds would be distributed to the local taxing entities.

At its meeting on October 15, 2013, the Oversight Board discussed this issue further and confirmed its approval of the LRPMP as amended to specify that the deed transferring the property would be subject to two express conditions acceptable to the Oversight Board: (1) restricting the future uses of the property to public park purposes, and (2) requiring that in the event the City were to sell the property in the future so that it could be converted to non-park uses, then any proceeds would have to be transferred to the County Auditor-Controller for distribution to the local taxing entities.

The LRPMP was submitted to the Department of Finance on October 24, 2013 and received DOF approval by letter dated February 21, 2014 (copy attached). Consistent with the Oversight Board's direction, the DOF letter stated that any subsequent Oversight Board actions implementing the approved LRPMP must be submitted to DOF for approval.

Attached for the Oversight Board's consideration are: (1) proposed Resolution No. 2014-08 approving the transfer of the subject property from the Successor Agency to the City, and (2) a Grant Deed containing restrictive covenants as directed by the Oversight Board (see Paragraph 2 of the Grant Deed).

Please feel free to contact me if you have any additional questions or if you would like any further information in advance of the Oversight Board meeting.



DEPARTMENT OF
FINANCE

EDMUND G. BROWN JR. • GOVERNOR

915 L STREET ■ SACRAMENTO CA ■ 95814-3706 ■ WWW.DOF.CA.GOV

February 21, 2014

Mr. Jim O'Leary, Finance Director
City of San Bruno
567 El Camino Real
San Bruno, CA 94066

Dear Mr. O'Leary:

Subject: Long-Range Property Management Plan

Pursuant to Health and Safety Code (HSC) section 34191.5 (b), the City of San Bruno Successor Agency (Agency) submitted a Long-Range Property Management Plan (LRPMP) to the California Department of Finance (Finance) on October 24, 2013. Finance has completed its review of the LRPMP, which may have included obtaining clarification for various items.

The Agency received a Finding of Completion on April 24, 2013. Further, based on our review and application of the law, we are approving the Agency's use or disposition of the property listed on the LRPMP.

In accordance with HSC section 34191.4, upon receiving a Finding of Completion from Finance and approval of a LRPMP, all real property and interests in real property shall be transferred to the Community Redevelopment Property Trust Fund of the Agency, unless that property is subject to the requirements of an existing enforceable obligation. Pursuant to HSC section 34191.3 the approved LRPMP shall govern, and supersede all other provisions relating to, the disposition and use of all the real property assets of the former redevelopment agency.

Agency actions taken pursuant to a Finance approved LRPMP are subject to oversight board (OB) approval per HSC section 34181 (f). Any subsequent OB actions addressing the Agency's implementation of the approved LRPMP should be submitted to Finance for approval.

Please direct inquiries to Wendy Griffe, Supervisor, or Medy Lamorena, Lead Analyst at (916) 445-1546.

Sincerely,

JUSTYN HOWARD
Assistant Program Budget Manager

cc: On the following page

cc: Mr. Mark Sullivan, Housing Manager, City of San Bruno
Mr. Bob Adler, Auditor-Controller, San Mateo County
Ms. Elizabeth Gonzalez, Bureau Chief, Local Government Audit Bureau, California State
Controller's Office
California State Controller's Office

RESOLUTION NO. 2014-08

A RESOLUTION OF THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE SAN BRUNO REDEVELOPMENT AGENCY APPROVING THE TRANSFER OF THAT CERTAIN REAL PROPERTY LOCATED AT 470 SAN MATEO AVENUE PURSUANT TO THE APPROVED LONG-RANGE PROPERTY MANAGEMENT PLAN

WHEREAS, the Redevelopment Dissolution Law (AB1x 26, enacted June 28, 2013, as amended by AB 1484, enacted June 26, 2013) provided for creation of the Successor Agency ("**Successor Agency**") to the former San Bruno Redevelopment Agency ("**Redevelopment Agency**") and required the Successor Agency to expeditiously wind-down the affairs of the former Redevelopment Agency as directed by the Oversight Board ("**Oversight Board**") created pursuant to Section 34179 of the California Health and Safety Code; and

WHEREAS, following the successful completion of certain statutory prerequisites, the Successor Agency received a Finding of Completion from the State of California Department of Finance by letter dated April 24, 2013; and

WHEREAS, Health and Safety Code Section 34191.5(b) states that the Successor Agency shall prepare a Long-Range Property Management Plan that addresses the disposition and use of the real properties of the former Redevelopment Agency, which shall be submitted to the Oversight Board and the Department of Finance for approval no later than six months following the issuance to the Successor Agency of the Finding of Completion; and

WHEREAS, Health and Safety Code Section 34191.5, subdivision (c)(1) sets forth the required contents of the Long-Range Property Management Plan and subdivision (c)(2) sets forth the permissible uses of the subject real properties; and

WHEREAS, Health and Safety Code Section 34191.5(c)(2) allows retention of property for parks and other governmental uses pursuant to Section 34181(a), which in turn authorizes the Oversight Board to direct the Successor Agency to transfer ownership of such governmental purpose assets to the City; and

WHEREAS, the Oversight Board held a duly noticed public meeting on September 17, 2013 and tentatively approved Resolution No. 2013-06 approving the Long-Range Property Management Plan with direction to staff to craft appropriate language approving retention of the property located at 470 San Mateo Avenue for governmental purposes as a public park and providing that the City would not be able to receive the proceeds from any subsequent sale; and

WHEREAS, at its meeting on October 15, 2013, the Oversight Board confirmed its approval of the Long-Range Property Management Plan as amended to provide that the deed transferring the San Mateo Avenue property would be subject to two express conditions acceptable to the Oversight Board: (1) restricting the future uses of the property to public park purposes, and (2) requiring that in the event the City were to sell

the property in the future so that it could be converted to non-park uses, then any proceeds would have to be transferred to the County Auditor-Controller for distribution to the local taxing entities; and

WHEREAS, the Long-Range Property Management Plan was submitted to the Department of Finance on October 24, 2013 and was approved by the Department of Finance by letter dated February 21, 2014 with direction that any subsequent Oversight Board actions by the Successor Agency implementing the approved Long-Range Property Management Plan should be submitted to the Department of Finance for approval; and

WHEREAS, on May 5, 2014, the Oversight Board conducted a public meeting to consider approving the specific language of a deed transferring the subject property from the Successor Agency to the City as authorized in the approved Long-Range Property Management Plan.

NOW, THEREFORE, THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE SAN BRUNO REDEVELOPMENT AGENCY DOES RESOLVE AS FOLLOWS:

1. Based on the foregoing recitals, and the information contained in the Long-Range Property Management Plan and other documentation presented to the Oversight Board, the Oversight Board hereby approves the transfer of the property located at 470 San Mateo Avenue from the Successor Agency to the City by Grant Deed, in the form attached to this Resolution and incorporated herein by reference.

a. The staff of the Successor Agency is hereby authorized to make such minor, technical and clarifying revisions to the Grant Deed as are deemed necessary to carry out the purposes and intent of this Resolution.

b. The staff of the Successor Agency is hereby directed to submit this Resolution and the Grant Deed to the Department of Finance for review and approval and to take such other and further actions as are deemed necessary to facilitate Department of Finance review and to carry out the purposes and intent of this Resolution.

c. The staff of the Successor Agency is hereby directed to record the Grant Deed with the County Recorder following Department of Finance approval.

PASSED AND ADOPTED by the Oversight Board for the Successor Agency to the San Bruno Redevelopment Agency this 5th day of May, 2014, by the following vote:

AYES: Board Members –

NOES: Board Members –

ABSTAIN: Board Members –

ABSENT: Board Members –

Chair

I HEREBY CERTIFY that the foregoing Resolution No. 2014-08 was duly and regularly adopted at a meeting of the Oversight Board for the Successor Agency to the San Bruno Redevelopment Agency on May 5, 2014.

Clerk of the Board

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

City of San Bruno
567 El Camino Real
San Bruno, California 94066
Attention: City Clerk

(Space Above This Line for Recorder's Use Only)
[Exempt from recording fee per Gov. Code § 27383]

APN: 020-363-160

GRANT DEED

THE UNDERSIGNED GRANTOR DECLARES AS FOLLOWS:

The undersigned declares that this Grant Deed is exempt from Recording Fees pursuant to California Government Code section 27383 and exempt from Documentary Transfer Tax pursuant to California Revenue and Taxation Code section 11922.

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the SUCCESSOR AGENCY TO THE SAN BRUNO REDEVELOPMENT AGENCY, a public body, corporate and politic ("Grantor"), acting to carry out the California Redevelopment Dissolution Law (Health & Safety Code Section 33500 *et seq.*) and the Long-Range Property Management Plan approved pursuant to Health & Safety Code Section 34191.5, hereby grants to CITY OF SAN BRUNO, a municipal corporation ("Grantee"), certain real property located at 470 San Mateo Avenue in the City of San Bruno, County of San Mateo, State of California, more particularly described on Exhibit A attached hereto and incorporated herein by reference ("Property").

1. The Property is conveyed subject to certain restrictions established in the Long-Range Property Management Plan which was duly approved by the Oversight Board for the Successor Agency to the San Bruno Redevelopment Agency on September 17, 2013 by Oversight Board Resolution No. 2013-06 and by the State Department of Finance by letter dated February 21, 2014. The applicable restrictions are set forth in Paragraph 2 below. Pursuant to Health & Safety Code Section 34191.3, the approved Long-Range Property Management Plan shall govern, and supersede all other provisions relating to, the disposition and use of the real property assets of the former San Bruno Redevelopment Agency. The Property is also conveyed subject to all matters of record.

2. Pursuant to Health & Safety Code Sections 34191.5(c)(2) and 34181(a), the Property is hereby conveyed to Grantee for governmental use. The Property shall be used in perpetuity as a public park, public open space, public plaza, or other lawful uses incident thereto. Notwithstanding the foregoing, after complying with all applicable procedures for the sale of land which has been dedicated and used for public park purposes, the City may sell the property in the future for fair market value at the time of sale, so that it may be converted to different uses,

provided that any proceeds from such sale shall be transferred to the San Mateo County Auditor-Controller for distribution to the local taxing entities as provided for under the California Redevelopment Dissolution Law. This restrictive covenant shall be considered a condition of delivery of this deed, without which this deed would not have been made by the Grantor; and acceptance of this deed shall be deemed to constitute full acceptance of all the terms, conditions and covenants hereinabove set forth.

3. No violation or breach of the covenants, conditions, restrictions, provisions or limitations contained in this Grant Deed shall defeat or render invalid or in any way impair the lien or charge of any mortgage, deed of trust or other financing or security instrument recorded against the Property, provided, however, that any successor of Grantee to the Property shall be bound by such remaining covenants, conditions, restrictions, limitations and provisions, whether such successor's title was acquired by foreclosure, deed in lieu of foreclosure, trustee's sale or otherwise.

4. Grantee's covenants contained in Paragraph 2 of this Grant Deed shall remain in effect in until such time as the City may sell the property in a manner consistent with the restrictions contained in Paragraph 2.

IN WITNESS WHEREOF, the Grantor and Grantee have caused this instrument to be executed on their behalf by their respective officers thereunto duly authorized as of the dates set forth below.

SUCCESSOR AGENCY TO THE SAN
BRUNO REDEVELOPMENT AGENCY, a
public body, corporate and politic

Dated: _____, 2014

By: _____
Constance C. Jackson, Executive Director
[notary acknowledgement required]

“GRANTOR”

ATTEST:

Carol Bonner, Secretary

APPROVED AS TO FORM:

Marc Zafferano, Successor Agency Counsel

CERTIFICATE OF ACCEPTANCE
(California Government Code Section 27281)

This is to certify that the interest in real property conveyed to the City of San Bruno by that certain Grant Deed dated _____, 2014, executed by the Successor Agency to the San Bruno Redevelopment Agency is hereby accepted by the undersigned official on behalf of the City of San Bruno pursuant to authority conferred by City Council Resolution No. _____ adopted on _____, 2014; and the grantee consents to recordation thereof by its duly authorized officer.

Dated: _____, 2011

CITY OF SAN BRUNO,
a municipal corporation

By: _____
Name: Jim Ruane
Title: Mayor
[notary acknowledgement required]

“GRANTEE”

APPROVED AS TO FORM:

Marc Zafferano, City Attorney

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

ALL THAT CERTAIN PROPERTY SITUATED IN THE CITY OF SAN BRUNO, COUNTY OF SAN MATEO, STATE OF CALIFORNIA, BEING:

[INSERT MEETS & BOUNDS DESCRIPTION]

APN 020-363-160

[NOTARY ACKNOWLEDGEMENTS]